

Kanab Planning Commission Meeting

March 1, 2016

Kane County Commission Chambers

PRESENT: Chairperson Joan Thacher, Chair Pro Tem Mike Downward, Commission Members Curtis Cutler, Marty Ott, Melvin Watson, Stuart Allan, Arlon Chamberlain, Business/Land Use Coordinator Mike Reynolds, City Planner Bob Nicholson, Jeff Stott of Kanab City Legal Council and Secretary Katherine Ohlwiler.

MEETING STARTED AT 6:30 PM

APPROVAL OF MINUTES: Mike Downward made a motion to approve the minutes from February 16, 2016 with the amended changes. Stuart Allan 2nd the motion. Motion passed.

PUBLIC COMMENT PERIOD: None

DISCUSSION ON PROPOSED APARTMENTS (TOWNHOUSES) AND ZONING LOCATED ON THE NORTH WEST CORNER OF EAST 400 SOUTH 250 EAST (KRIS JONES): The Commission discussed all the aspects of Kris Jones' proposed apartment idea and they found that the issue is the amount of units per acre is not allowed as the ordinance states currently. They discussed two options; change what the density requirements are for RM-15, or invent RM-20 and keep the same density requirements.

PUBLIC HEARING DISCUSSION ON REVISIONS TO THE KANAB CITY LAND USE ORDINANCE CHAPTER 20 AND EXHIBITS A, B, AND C: Arlon Chamberlain made a motion to go into Public Hearing. Melvin Watson 2nd the motion. Motion passed. Out of Public Hearing. Bob Nicholson again went over the reorganizational changes he has made to chapter 20 and the exhibits A, B, and C. Melvin Watson made a motion to recommend approval to the City Council revisions to the Kanab City Land Use Ordinance Chapter 20 and Exhibits A, B, and C as indicated in the staff report. Mike Downward 2nd the motion. Motion passed by roll call vote.

PUBLIC HEARING DISCUSSION ON CHANGES ON REVISIONS TO THE KANAB CITY LAND USE ORDINANCE CHAPTERS 6, 9, AND 22: Stuart Allan made a motion to go into Public Hearing. Melvin Watson 2nd the motion. Motion passed. Out of Public Hearing. Bob Nicholson explained the minor changes he has made to chapters 6 and 9. He eliminated chapter 22 to eliminate the redundancies. Mike Downward made a motion to recommend to the City Council the revisions to the Kanab City Land Use Ordinance Chapters 6, 9, and 22. Stuart Allan 2nd the motion. Motion passed by roll call vote.

DISCUSSION ON KANAB CITY LAND USE ORDINANCE CHAPTER 7, SIGNS: Bob Nicholson discussed flat signs and wall signs with the Commission and discussed provisions in the regulations. He found the issue is the percentage of signage being either 20% or 100 square feet of the building. If it is a relatively small store front, that 100 square foot number gets to be really out of scale with the building.

OPEN AND PUBLIC MEETINGS ACT TRAINING BY JEFF STOTT: Jeff Stott explained that everyone on the Commission has to make sure and know that actions and deliberations are done in front of the public in a formal meeting and also the public has to know what is going on and be informed of all the details of the meetings.

STAFF REPORT: None

COMMISSION MEMBER REPORT: None

COUNCIL MEMBER LIAISON REPORT: None

Melvin Watson adjourned.

Chairperson

Date